



**DERBYSHIRE'S**  
— Estate Agents —

4 Champion Gardens, Chard, TA20 1DJ

A fantastic opportunity to acquire this well-presented one bedroom semi-detached home, situated on the outskirts of Chard town centre and occupying a larger than average corner plot with off-road parking. Benefitting from planning permission for a two-storey rear extension, the property offers excellent scope to create an extended ground floor kitchen/living space and an additional first floor bedroom, making it an ideal first-time purchase or investment opportunity.

The accommodation currently comprises an entrance porch leading into a cosy living room which is open plan to the kitchen area. Stairs rise to the first floor landing, where there is a newly fitted shower room and a generous double bedroom. Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys an enclosed rear garden with a patio seating area and steps rising to a lawned garden enclosed by 6ft fencing, together with a pedestrian side gate. To the front is a low-maintenance gravel garden with steps leading to the front entrance.

Council Tax Band A



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>90</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
		<b>67</b>	

- One Bedroom House
- Planning Permission - 2 Storey Extension
  - Corner Plot
  - Off Road Parking
- Newly Fitted Shower Room
  - Close to Town
- Ideal for First Time Buyers
  - Council Tax Band A
  - EPC D

4 Champion Gardens, Chard, TA20 1DJ  
**Asking Price £150,000**

## **ONE BEDROOM SEMI-DETACHED HOUSE WITH PLANNING!**

A fantastic opportunity to acquire this well-presented one bedroom semi-detached home, situated on the outskirts of Chard town centre and occupying a larger than average corner plot with off-road parking. Benefitting from planning permission for a two-storey rear extension, the property offers excellent scope to create an extended ground floor kitchen/living space and an additional first floor bedroom, making it an ideal first-time purchase or investment opportunity.

The accommodation currently comprises an entrance porch leading into a cosy living room which is open plan to the kitchen area. Stairs rise to the first floor landing, where there is a newly fitted shower room and a

generous double bedroom. Further benefits include double glazing and gas central heating throughout.

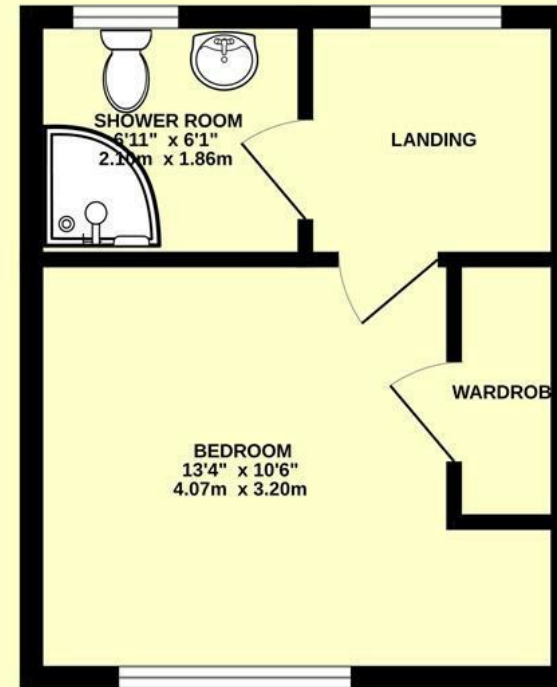
Externally, the property enjoys an enclosed rear garden with a patio seating area and steps rising to a lawned garden enclosed by 6ft fencing, together with a pedestrian side gate. To the front is a low-maintenance gravel garden with steps leading to the front entrance.

Council Tax Band A

GROUND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



1ST FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



**Directions -**





**DERBYSHIRE'S**  
*Estate Agents*

11, High Street, Chard, Somerset, TA20 1QF  
[www.derbyshires.net](http://www.derbyshires.net) 01460 63600